

TOWNSHIP OF WALL

ORDINANCE NO. 14-2022

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING CHAPTER 140 OF “THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL”, PERTAINING TO OP-10 ZONE IN BLOCK 817, LOT 2 – 100 OVAL ROAD

WHEREAS, the Township of Wall regulates land use and development within the Township of Wall, by and through Chapter 140 of the Code of the Township of Wall; and

WHEREAS, the Township Committee on December 14, 2011, adopted the official Zoning Map of the Township as periodically amended; and

WHEREAS, that zoning map, last revised September 7, 2021 designates certain properties in the OP-10 zone; and

WHEREAS, the Township’s Land Use Ordinance, at section 140-Attachment 3 shall be amended to add Multi Family Residential as a Conditional Use in the OP-10 Zone District, subject to certain Bulk Standards; and

WHEREAS, the 1999 Wall Township Master Plan identified the establishment of appropriate population densities in concentration that will contribute to the well being of persons, neighborhoods, and the region, and the preservation of the environment and the 2005 Master Plan Re-examination on the Land Use Plan identified certain properties formerly in the OP-10 Zone District as Medium Density Residential (1.5 D.U./AC), including Block 817, Lot 2; and

WHEREAS, the Township Committee finds that the addition of Multi-family Residential as conditional use is necessary and appropriate; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wall as follows:

Section 1. Chapter 140, “Land Use and Development” Section 140 Attachment 3 be and the same is hereby amended as follows: Multi Family Residential shall be permitted as a Conditional Use in the OP-10 Zone District located in Block 817, Lot 2, subject to the Conditional Use Standards as set forth on Exhibit A.

Section 2. All ordinances, or parts thereof, inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of such inconsistency.

Section 3. Should any section, paragraph, clause, or any other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

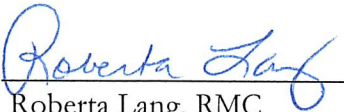
Section 5. This Ordinance shall take effect upon final passage and publication as provided by law; however, subsequent to first reading, this Ordinance shall be referred to the municipal Planning Board for review, which shall be based on whether the proposal is consistent with or designed to effectuate the Master Plan. The Planning Board has a period of thirty-five (35) days after referral to report on the proposed Ordinance

Section 4. Pursuant to the Municipal Land Use Law, the Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the County Planning Board pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this Ordinance after public hearing thereon, the Municipal Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board as required by N.J.S.A. 40:55D-16.

Section 5. This Ordinance shall take effect upon its passage and publication according to law, and upon filing of a certified copy thereof with the Monmouth County Planning Board.

Introduced: April 27, 2022

Adopted: May 25, 2022

Attest: 
Roberta Lang, RMC
Township Clerk

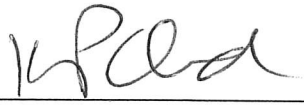
Approve: 
Kevin P. Orender
Mayor

EXHIBIT A

Conditional Use in OP-10 Zone District Zoning Schedule

Block 817, Lot 2

	Required		
Minimum Lot Width	500 ft.		
Minimum Lot Frontage	500 ft.		
Minimum Lot Depth	500 ft.		
Minimum Front Yard Setback	75 ft.		
Minimum Side Yard Setback	20 ft		
Minimum Rear Yard Setback	100 ft.		
Min. Tract Area	20 Ac		
Max. Number of Units Per Building	8		
Max. Density	4.10 du/ac		
Min. Building Setback from Oval Road	20 FT		
Min. Building Separation	25 FT		
Max. Building Coverage	25 %		
Max. Impervious Coverage	40 %		
Max. Building Height (Townhouses)	35 FT 2.5 Stories		

SUMMARY AND NOTICE

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WALL AMENDING AND SUPPLEMENTING CHAPTER 140 OF “THE LAND
USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL”,
PERTAINING TO OP-10 ZONE**

Adoption of this ordinance will supplement Section 140-Attachment 3, and Article XXII of the Wall Township Ordinance to permit multifamily residential as a conditional use in the OP-10 Zone.

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on **April 27, 2022** and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **May 25, 2022** at 7:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.com.

**Roberta M. Lang, R.M.C.
Municipal Clerk**